

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT**

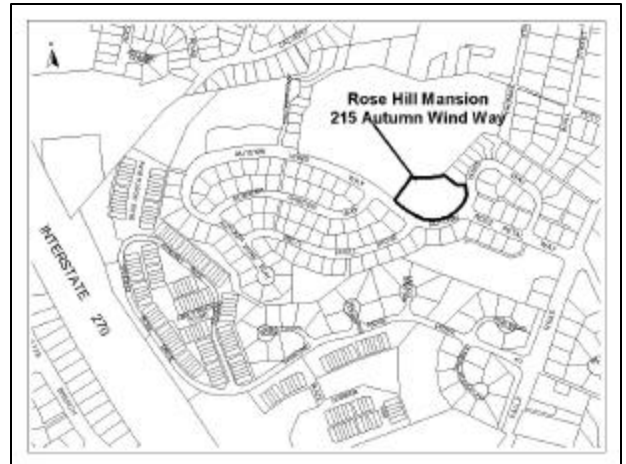
**May 15, 2001  
MEETING NO. 05-01**

**APPLICATION:** HDC01-0188

**DATE FILED:** April 24, 2001

**APPLICANTS/  
OWNERS:** Lew Hages/Gerard Boquel

**ADDRESS:** 215 Autumn Wind Way  
Rockville, MD 20850



**PROPERTY DESCRIPTION:** Rose Hill Mansion is a 2 <sup>1</sup>/<sub>2</sub> story farmhouse which has been enlarged and renovated extensively through the years. The main block of the house is five bays by three bays with a large stone chimney in the center. The cross-gable roof is covered with slate. Three facades of the house are covered in stone. The front (south) façade has a center gable with window. The rear (north) façade has a variety of gable ends that reflect the numerous additions to the house.

The site, a total of 2.63 acres that includes Rose Hill Mansion and the 66-foot contiguous right-of-way (Rose Petal Way) forms the Rose Hill Mansion Historic District which was locally designated in 2000. The house faces south on Autumn Wind Way, which is now the main road within the Rose Hill subdivision. It is situated at the top of Rose Petal Way, which was the original driveway to the house and now connects Great Falls Road to Autumn Wind Way.

**PREVIOUS ACTIONS AT THIS ADDRESS:**

MAP2000-00067 – Zoning Map amendment to rezone 2.63 acres from R-S zone to R-S Historic District.

**REQUEST:**

The Applicants request a Certificate of Approval to remove aluminum frame and glass sliding patio doors, install a new solid wall clad with Dry-vit, Pella wood windows, and a single fixed glass door on the east façade, and a combination of fixed Pella wood framed doors and operable doors on other facades of a sun porch. Rotted fascia boards on the sun porch will be replaced. The proposed windows and doors are Pella double glazed, wood framed Architect Series.



Sun Porch on South Façade of Rose Hill Mansion, 215 Autumn Wind Way



**STAFF COMMENTS/RECOMMENDATIONS:** Staff recommends approval of the window/door and fascia board replacements on the sun porch at 215 Autumn Wind Way. The sun porch appears to be a later addition to this historic resource. The materials to be replaced are modern materials and replacements will be of superior quality.

*1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The Rose Hill Farm was originally part of "Exchange and New Exchange, Enlarged", patented by Roger Nelson in 1735. A dwelling and farm have been located at the site since the late 1750s. It was part of a farm purchased by Lewis Beall and Eliza Wootton Beall in 1807. The original portion of the present house was likely built in the 1830-1849 period. Eliza Wootton Beall married John Mines after the death of her first husband. Mines was a Presbyterian minister and a teacher and principal of Rockville Academy. The name "Rose Hill" was first publicly associated with this site in 1837 in poetry written by Mines. After Eliza's death in 1840, Mines married Mary Dunlop, a member of the Dunlop/Peter merchant family. She purchased Rose Hill and 162 acres from Eliza's heirs and lived there with her sister after her husband's death. The Dunlop sisters altered the house to Victorian standards of style during their half-century residence. The property was later owned by Edward Peter, an attorney and cousin of the Dunlops. He eventually sold 115 acres of the land, not including the house, to Edwin West, a local home builder. The house and remaining 46 acres were sold to Dr. Claibourne Mannar in 1899. He sold the property to James Summerville and Rose Dawson in 1914.

Dr. Dexter Bullard and his wife Anne purchased the property in 1935 and soon afterward extensively remodeled and modernized the house. His father, Dr. Ernest Bullard, founded Chestnut Lodge psychiatric hospital on a contiguous site to the north in 1909. The Bullards pioneered a method of institutional mental health treatment in the U.S. They were able to reassemble the acreage separated from the estate in the late 19<sup>th</sup> - early 20<sup>th</sup> century and the Bullards resided at Rose Hill until 1995.

The house incorporates the old farmhouse in a modern 20<sup>th</sup> century country estate. Its history parallels the settlement of the County and the City and is associated with persons significant to the settling and development of Rockville. With the treed driveway vista from Falls Road, the house has been a landmark and familiar visual feature of Rockville for many years.

*2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The sun porch appears to be a later addition although its exact construction date is unknown. An architect hired by the applicants believes that it was built after 1960 and it has radiant floor heat. The foundation is brick rather than the fieldstone used on the house when it was renovated. The existing sliding doors are aluminum and do not have historic value. The proposed replacement doors/windows will have wood frames and will be double-glazed. They will be Pella windows from the Architect series.

Surrounding structures consist of new and under construction single-family homes of the Rose Hill subdivision. The Rose Hill Barn, associated with the Rose Hill Mansion, is located

immediately north of the site. Staff has been authorized to file a sectional map amendment to expand the Rose Hill District to include the barn.

3. *The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

The exterior appearance of the renovated sun porch will be similar to the existing except that one full set of sliding doors on the east side of the porch will be replaced with a solid wall, a single fixed floor to ceiling window, and a pair of standard windows. This view of the porch is screened by boxwoods and is not highly visible from the right-of-way. The applicants are attempting to eliminate a view of an electrical box and utility meters from the interior of the porch by replacing the existing patio doors with shorter standard windows. Dry-vit stucco in a compatible color with the existing stone cladding will be applied to the solid wall exterior of the porch. The alternative cladding is clapboard, which is used only on the rear of the house, or brick to match the sunporch foundation. The Dry-vit appears to be the best choice for continuity and appearance in this location and will be compatible with the stone exterior of the main house.

4. *To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

**STAFF RECOMMENDATION:** Staff recommends approval of the replacement doors/windows and replacement of rotted fascia boards on the sun porch at 215 Autumn Wind Way. According to the Secretary of the Interior's Standards for Rehabilitation, Number 9, which states that:

**Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.**